



FOR SALE | INDUSTRIAL | FLEX CONCRETE LOFT BUILDING
49,000 SF FULLY-LEASED INVESTMENT PROPERTY

1900 W. KINZIE

CHICAGO, IL

1900 W. KINZIE CHICAGO, IL



PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

This 49,000 square foot, concrete, geothermal flex building has wide open spaces, large windows, terrazzo floors, high ceilings, lots of natural light, passenger elevator and parking for 43 cars. Currently fully leased.

PUBLIC TRANSPORTATION

- 0.4 miles to new CTA Green Line train stop at Damen & Lake, scheduled to open in 2024
- 0.7 miles to CTA Pink & Green Line train stop at Ashland & Lake
- 0.8 miles to Western Avenue Metra Station (North Central Service, Milwaukee District North Line, Milwaukee District West Line)

PROPERTY HIGHLIGHTS

350 lb./SF rated reinforced concrete floors

14' Ceiling Height

Wide open spaces

Abundant light

Geothermal HVAC

3000 lb. capacity freight elevator

Non-Sprinklered, Fireproof Concrete Building

Exterior Recessed Dock

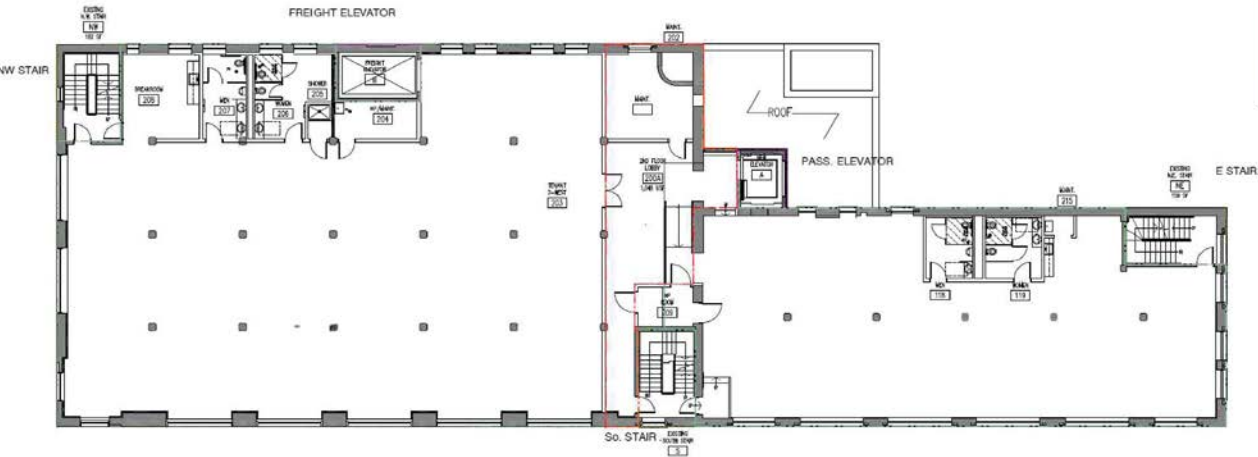
OFFERING SUMMARY

Sale Price:	Subject to Offer
In-Place Income:	9% Cap Rate
HVAC:	Geothermal
Elevator:	1 Freight, 1 Passenger
NOI:	\$703,000
Taxes:	\$154,548 (2024)
Walt:	5-Years

1900 W. KINZIE
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FLOOR
PLAN

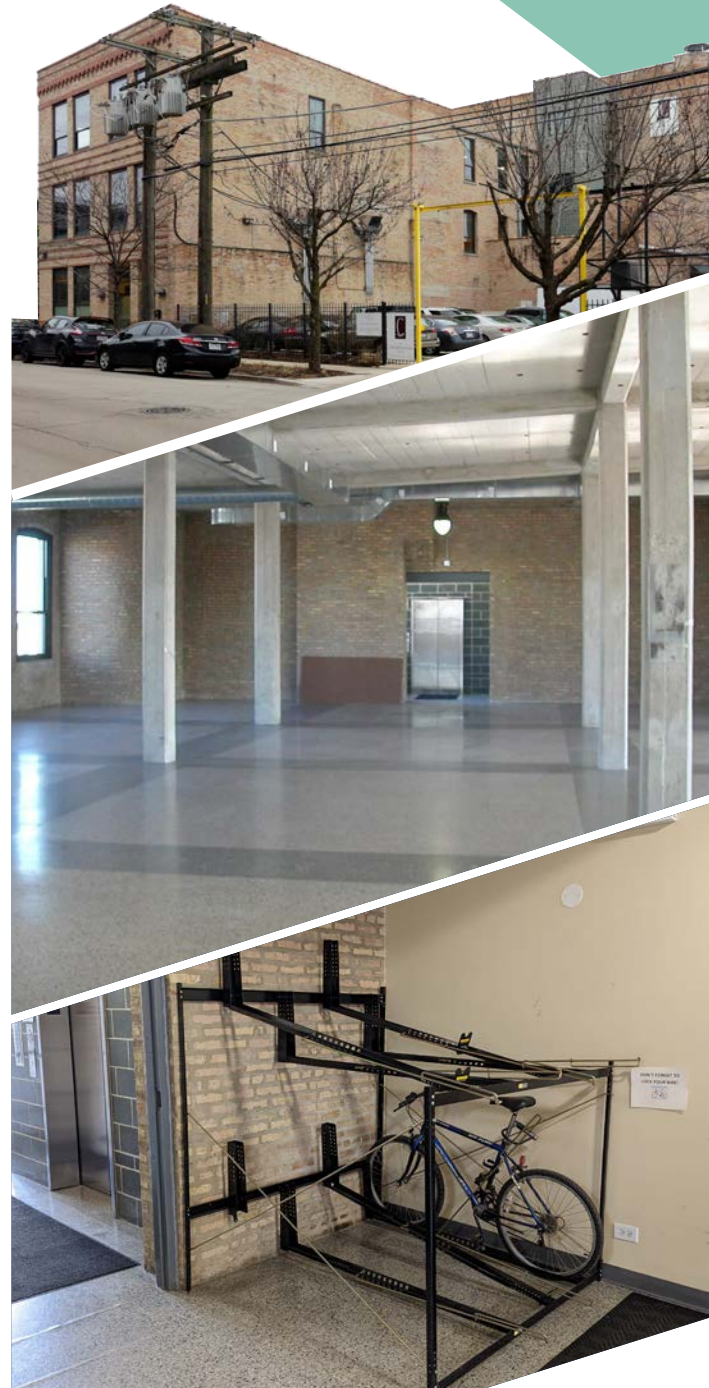
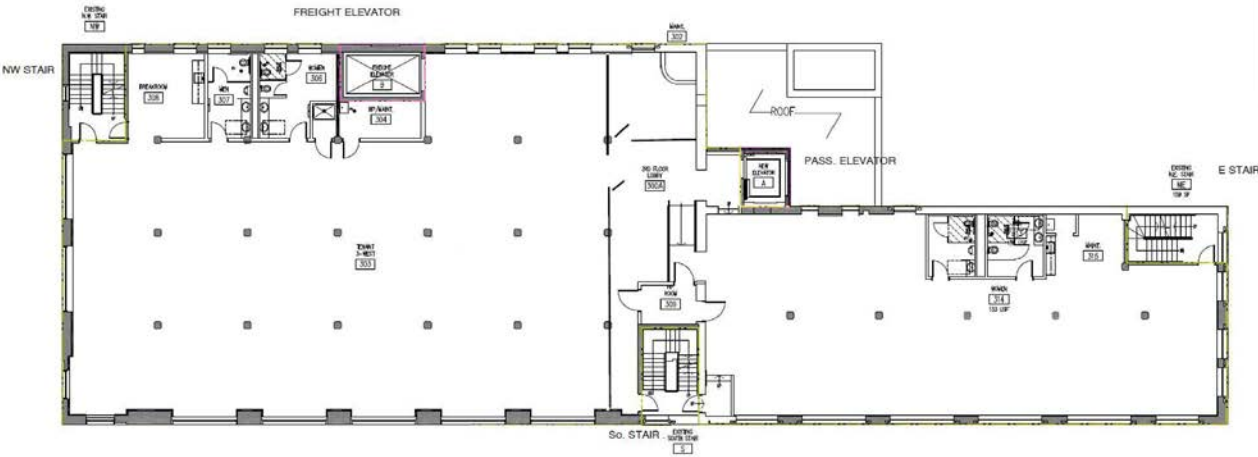
SECOND FLOOR



1900 W. KINZIE
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FLOOR
PLAN

THIRD FLOOR

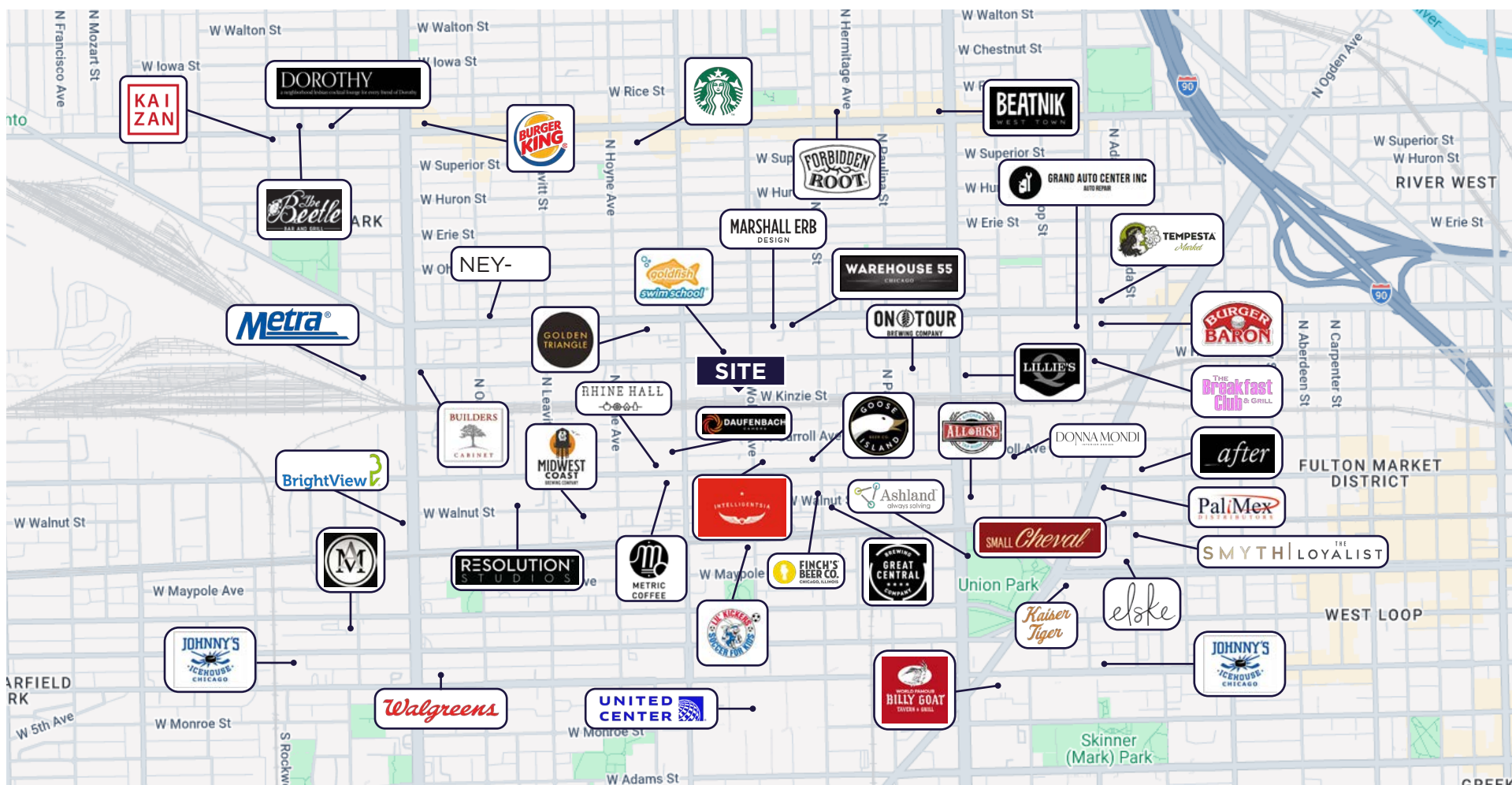


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A map of Chicago, Illinois, showing major highways, parks, and landmarks. A large white star icon is placed in the center of the city, indicating the location of the Chicago Police Department. The star is positioned over the area between Wicker Park and Humboldt Park, near the intersection of the city's main thoroughfares. Surrounding the star are various neighborhood names like Belmont Cragin, Wicker Park, Humboldt Park, and Lincoln Park. Major highways such as I-55, I-90, and I-94 are also visible.



AMENITIES MAP





FOR MORE INFORMATION, CONTACT:

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